128.0	0005	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	902,200 / 902,200
					USE VALUE:	902,200 / 902,200
					ASSESSED:	902,200 / 902,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		REVERE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRESSER WILLIAM F & TRACY A
Owner 2:	
Owner 3:	
Street 1:	6 REVERE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .178 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 2316 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7760.000	376,000	4,000	522,200	902,200
Total Card	0.178	376,000	4,000	522,200	902,200
Total Parcel	0.178	376,000	4,000	522,200	902,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 389.55 /Parcel: 389.55

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 128.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	376,000	4000	7,760.	522,200	902,200		Year end	12/23/2021
2021	101	FV	364,900	4000	7,760.	522,200	891,100		Year End Roll	12/10/2020
2020	101	FV	365,000	4000	7,760.	522,200	891,200	891,200	Year End Roll	12/18/2019
2019	101	FV	274,700	4000	7,760.	489,600	768,300	768,300	Year End Roll	1/3/2019
2018	101	FV	274,700	4000	7,760.	404,700	683,400	683,400	Year End Roll	12/20/2017
2017	101	FV	274,700	4000	7,760.	372,100	650,800	650,800	Year End Roll	1/3/2017
2016	101	FV	274,700	4000	7,760.	339,500	618,200	618,200	Year End	1/4/2016
2015	101	FV	268,200	4000	7,760.	332,900	605,100	605,100	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAMPBELL MURDEN	1103-10		10/30/1992		199,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/7/2016	15	Re-Roof	16,700					strip & reroof
12/11/2015	1906	Porch	8,000					rebuild front porc
7/10/2002	626	Addition	137,800	C		G4	GR FY04	ADDITION OF KITCHE

ACTIVITY INFORMATION

Date	Result	By	Name
10/13/2016	Measured	DGM	D Mann
10/13/2016	Permit Visit	DGM	D Mann
11/4/2008	Meas/Inspect	163	PATRIOT
1/24/2000	Inspected	264	PATRIOT
12/2/1999	Measured	243	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7760		Sq. Ft.	Site		0	80.	0.84	9									522,242						522,200	

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 83466

GIS Ref:

GIS Ref:

Insp Date: 10/13/16

!10066!

PRINT

Date	Time
12/30/21	10:02:58

LAST REV

Date	Time
10/13/16	15:15:44
danam	

PAT ACCT.: 10066

USER DEFINED

Prior Id # 1:	83466
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.17815	Total SF/SM:	7760	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	522,242	Spl Credit		Total:	522,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.10336781
Const Adj.:	0.98000199
Adj $ / SQ:	140.569
Other Features:	100700
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	461962
Depreciation:	85925
Depreciated Total:	376037

COMMENTS

SCUTTLE HOLE. OF=4FIXTURES IN 3/4 BTH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

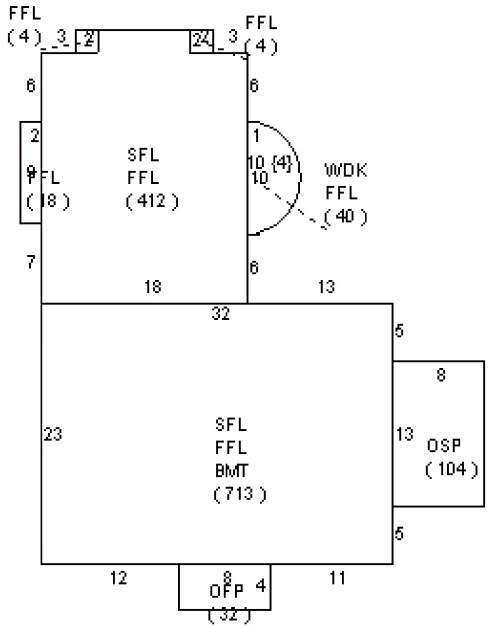
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	140.57
Special Features:	0	Val/Su Net:	117.32
Final Total:	376000	Val/Su SzAd	162.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,191	140.570	167,418
SFL	Second Floor	1,125	140.570	158,141
BMT	Basement	713	42.170	30,068
OSP	Screen Porch	104	34.890	3,629
WDK	Deck	40	15.680	627
OFP	Open Porch	32	43.120	1,380

Net Sketched Area:	3,205	Total:	361,263
Size Ad	2316	Gross Area	3205	FinArea	2316
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

128.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	14X20	A	AV	1925	23.93	T	40	101			4,000			4,000

More:	N	Total Yard Items:	4,000	Total Special Featues:		Total:	4,000

IMAGE

AssessPro Patriot Properties, Inc